

108.0

0002

0033.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

808,800 / 808,800

APPRAISED: 808,800 / 808,800

USE VALUE: 808,800 / 808,800

ASSESSED: 808,800 / 808,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PATIENCE NICOLE D & DANIEL B	
Owner 2:	
Owner 3:	

Street 1: 55 TOMAHAWK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCGUIRE PAUL W JR/TRUSTEE -

Owner 2: 2015 PAUL W MCGUIRE TRUST -

Street 1: 55 TOMAHAWK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,287 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8287		Sq. Ft.	Site		0	70.	0.81	4									468,028						468,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								69179
								GIS Ref
								GIS Ref
								Insp Date
								09/10/18
								USER DEFINED

**PREVIOUS ASSESSMENT**

Parcel ID 108.0-0002-0033.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,900	0	8,287.	468,000	808,900	808,900	Year End Roll	12/18/2019
2019	101	FV	282,600	0	8,287.	468,000	750,600	750,600	Year End Roll	1/3/2019
2018	101	FV	290,400	0	8,287.	401,200	691,600	691,600	Year End Roll	12/20/2017
2017	101	FV	290,400	0	8,287.	374,400	664,800	664,800	Year End Roll	1/3/2017
2016	101	FV	290,400	0	8,287.	320,900	611,300	611,300	Year End	1/4/2016
2015	101	FV	263,100	0	8,287.	287,500	550,600	550,600	Year End Roll	12/11/2014
2014	101	FV	263,100	0	8,287.	266,100	529,200	529,200	Year End Roll	12/16/2013
2013	101	FV	263,100	0	8,287.	253,700	516,800	516,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGUIRE PAUL W	67653-283		7/20/2016		737,000	No	No		Paul W McGuire d.o.d. 4/10/2016 bk 67653 pg 2
MC GUIRE PAUL W	65078-403		3/19/2015	Convenience	99	No	No		Mary Patricia McGuire d.o.d 9/2/2009 bk 65078
	9884-121		1/1/1901	Family		No	No		Mary Patricia McGuire D.O.D. 9/2/2009. bk 650

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2019	472	Alterati	100,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
8/21/2018	MEAS&NOTICE	CC	Chris C
3/9/2017	SQ Returned	EMK	Ellen K
2/9/2009	Meas/Inspect	189	PATRIOT
10/27/1999	Meas/Inspect	256	PATRIOT
7/22/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	GD - Good	10.
Prim Int Wall:	2 - Plaster	Functional:		
Sec Int Wall:	%	Economic:		
Partition:	T - Typical	Special:		
Prim Floors:	4 - Carpet	Override:		
Sec Floors:	%		Total:	18.6

DEPRECIATION

GD - Good	18.
Total:	18.6

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	126.968
Other Features:	105157
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418659
Depreciation:	77871
Depreciated Total:	340789

COMPARABLE SALES

date	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:			Before Depr:	139.66
pecial Features:	0		Val/Su Net:	120.85
Final Total:	340800		Val/Su SzAd	252.07

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LU C	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID

108.0-0002-0033.A

assessPro Patriot Properties, Inc

